

## STATEMENT OF JUSTIFICATION Northern Fauquier County Sports Complex

### Special Exception Application

For

Category 23 – Uses in the Floodplain

February 14, 2006

### Type of Operation

The request for a Category 23 Special Exception is due to proposed uses within the Floodplain. A public roadway provides access to the park property and due to the drainage pattern within the site, this roadway crosses the floodplain in two locations. In order to minimize impacts to the floodplain, Conspan structures are proposed at both crossings. Use of the Conspan Structures reduces the impact to the stream channel since it bridges the stream bed.

In addition, a pedestrian bridge is proposed to cross the floodplain. This bridge is part of an extensive pedestrian circulation system within the park to provide visitors access to the various facilities and activities offered within the property. The proposed bridge will have an elevation at the base of the bridge of 636.00. The 10-year storm elevation is at 633.32. Therefore, no negative impact during a 10-year storm event will be caused by the pedestrian bridge.

Calculations have been performed and cross sections provided as part of this Special Exception request that demonstrates there will be no change in the floodplain elevation at the property line.

Grading within the floodplain to provide the noted crossings, has been kept to a minimum to avoid disturbance within the floodplain. The Special Exception Plan shows both existing and proposed grading.

### Hours of Operation

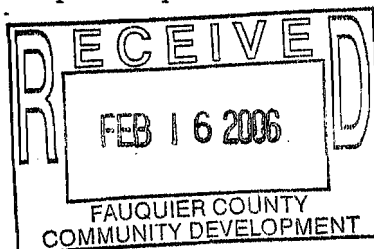
The Northern Fauquier County Sports Park will operate from 8:00 AM to 10:00 PM seven days a week with possible extensions beyond 10:00 PM to accommodate specific game schedules and/or tournaments. The park will primarily be used during the spring, summer and fall seasons.

### Estimated Number of Patrons

Based upon the facilities provided, the anticipated demand for those facilities and the hours of operation, it is estimated that the park will have a maximum daily attendance of approximately 2,192 people.

### Proposed Number of Employees

The Category 23 Special Exception request will have no impact on the number of employees at the park.



### **Qualifications of Applicant and Operators**

The Northern Fauquier County Sports Complex will be owned and operated by the County of Fauquier. The Fauquier County Parks and Recreation Department will have primary responsibility for operation and maintenance of the facility.

### **Estimate of Traffic Impact of Proposed Use**

An assessment of the traffic impact associated with the Northern Fauquier County Sports Complex was prepared by Kellerco. A copy is on file with the County Planning office.

### **Vicinity or General Area to be Served**

The Northern Fauquier County Sports Complex is part of the Parks and Recreation Departments' county-wide recreation master plan. It was identified to meet the recreation needs of those citizens living within the northern region of the County. In addition, it has been identified to specially meet the needs of youth sports.

### **Building Façade and Architecture**

The Category 23 Special Exception request does not include any architectural building, however the building façade of structures proposed within the park will be of a rural character and compliment the architectural styles prominent in Fauquier County.

### **Soils Engineering**

The foundation and footings for the Conspan Structures will be designed and constructed in accordance with the recommendations of the structure/soils engineer based on the soils conditions at the site.

### **Conformation**

To the best of our knowledge, the proposed use conforms to the provisions of all applicable conditions and standards of the Fauquier County Zoning Ordinance and other regulations.